



**Paxmans Road, Westbury BA13 4HS**

**welcome to**

**Paxmans Road, Westbury**

This gorgeous four-bedroom detached house set in the quiet cul-de-sac of Paxmans Road. To the rear, a beautifully landscaped garden, perfect for outdoor gatherings and relaxation. With driveway parking and a garage, convenience meets comfort in this remarkable property.



## Ground Floor

### Entrance Hall

Welcoming entrance hall with stairs to the first floor. Door to the front. Under stair storage. Radiator.

### Cloakroom

Modern ground floor cloakroom toilet. Double glazed frosted window to the front. WC. Wash hand basin. Radiator.

### Dining Room

11' x 8' 6" ( 3.35m x 2.59m )  
Separate dining room to the front. Double glazed window to the front. Radiator.

### Lounge

15' max x 11' 2" max ( 4.57m max x 3.40m max )  
Spacious lounge with access to the rear garden. Double glazed patio doors to the rear. TV point. Radiator.

### Kitchen / Breakfast Room

11' 8" max x 11' 6" max ( 3.56m max x 3.51m max )  
Spacious kitchen/breakfast room with access to the utility room and rear garden. Double glazed window and door to the rear. Wall and base units. Breakfast bar. Stainless steel sink and drainer. Plumbing for dishwasher. Fitted oven with five-ring gas hob and extractor hood. Space for fridge/freezer. Radiator.

### Utility Room

6' 6" max x 4' 11" max ( 1.98m max x 1.50m max )  
Separate utility room attached to the kitchen/breakfast room. Double glazed window to the side. Base units. Space for washing machine and dryer. Radiator.

## First Floor

### Landing

Landing attaching to the first floor accommodation. Airing cupboard. Loft access (boarded). Radiator. Boiler - 3 years old.

### Bedroom One

11' 9" max x 9' 9" max ( 3.58m max x 2.97m max )  
Master bedroom to the rear with access to en-suite facilities. Double glazed window to the rear. Fitted wardrobe. Radiator.

### En-Suite

Master en-suite shower room. Double glazed frosted window to the side. WC. Wash hand basin. Shower cubicle. Radiator. Partially tiled walls.

### Bedroom Two

12' max x 9' 1" max ( 3.66m max x 2.77m max )  
Second double bedroom to the front. Double glazed window to the front. Fitted wardrobe. Radiator.

### Bedroom Three

9' 8" max x 7' 7" max ( 2.95m max x 2.31m max )  
Third bedroom to the front. Double glazed window to the front. Radiator.

### Bathroom

Main family bathroom. Double glazed frosted window to the rear. Bath tub with shower over. WC. Wash hand basin. Radiator. Partially tiled walls.

### Bedroom Four

8' 8" max x 6' 6" max ( 2.64m max x 1.98m max )  
Final bedroom to the rear. Double glazed window to the rear. Radiator.

## Outside

### Rear Garden

Beautiful south facing rear garden landscaped to perfection. Enclosed rear garden with access to the garage. Decked dining area. Laid lawn. Side access.

### Parking

Driveway parking for 2-3 vehicles.

### Garage

Single garage to the rear.



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welcome to

## Paxmans Road, Westbury

- Beautifully Presented Detached Home.
- Four Good Sized Bedrooms.
- Utility Room & En-suite Facilities.
- Stunning Landscaped Rear South Facing Garden.
- Garage & Driveway Parking.

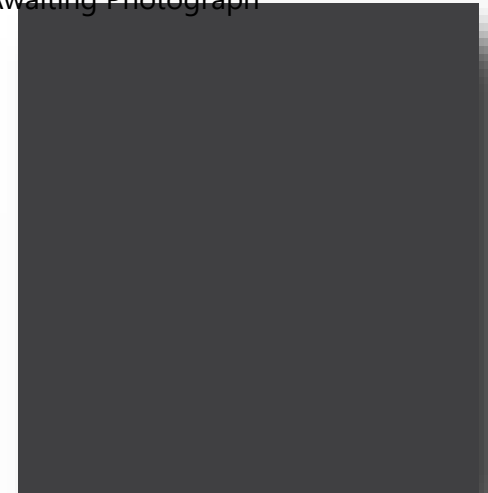
Tenure: Freehold EPC Rating: C

offers over

**£340,000**



Awaiting Photograph



Please note the marker reflects the  
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Property Ref:  
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